

Mileway

Leechmere Industrial Estate Sunderland

Available to Let Warehouse / trade counter
7,637 sq ft (710 sq m)



Sunderland – 2 miles



Recently refurbished



24/7 access



On-site parking



Two roller shutter doors



LED lighting

Leechmere Industrial Estate

Units 9 and 10 Leechmere Industrial Estate, Sunderland, Tyne & Wear SR2 9TT



Description

Units 9 and 10 Leechmere Industrial Estate are a semi detached warehouse/workshop unit, available as part of a multi-let trade counter estate. The buildings are of steel portal frame construction, with brickwork and profiled metal clad elevations under pitched roofs. Loading access is via steel roller shutter doors into a service yards.

Location

Leechmere Industrial Estate is situated approximately two miles south of Sunderland City Centre, forming part of the Grangetown area of the City. Ryhope Road (A1018) is immediately to the east and is a main arterial route into the City Centre from the south. It also links with Queen Alexandra Road (B1405) which provides links with the A690 and ultimately the A19 (3.5 miles) and A1(M) (8.5 miles) trunk roads to the west. Leechmere is one of the most popular estates in Sunderland. There is a significant retail and trade counter presence on the Estate.

Property owned by **Mileway**

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EPC

EPC available upon request.

Terms

£35,000 per annum plus VAT.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:



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Mileway

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Accommodation

Floor areas are as follows:

Units	Area (sq ft)	Area (sq m)	Rent per annum
9 and 10	7,637	710	£31,000

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